071.0	0001	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,195,200	/	1,195,200
USE VALUE:	1,195,200	/	1,195,200
ASSESSED:	1,195,200	/	1,195,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		BEVERLY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FARNSWORTH NICHOLAS P
Owner 2:	FARNSWORTH NICOLE M
Owner 3:	
Street 1:	2 BEVERLY ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KAHVEJIAN AVAK -
Owner 2:	MARKARIAN CHRISTINE -
Street 1:	2 BEVERLY ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .343 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1946, having primarily Brick Exterior and 2761 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	14949.000	648,100		547,100	1,195,200
Total Card	0.343	648,100		547,100	1,195,200
Total Parcel	0.343	648,100		547,100	1,195,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 432.89 | /Parcel: 432.89

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

44954

GIS Ref

GIS Ref

Insp Date

10/19/18

!6013!

PREVIOUS ASSESSMENT

Parcel ID: 071.0-0001-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	648,100	0	14,949.	547,100	1,195,200		Year end	12/23/2021
2021	101	FV	629,600	0	14,949.	547,100	1,176,700		Year End Roll	12/10/2020
2020	101	FV	628,600	0	14,949.	547,100	1,175,700	1,175,700	Year End Roll	12/18/2019
2019	101	FV	461,700	0	14,949.	547,100	1,008,800	1,008,800	Year End Roll	1/3/2019
2018	101	FV	461,700	0	14,949.	469,000	930,700	930,700	Year End Roll	12/20/2017
2017	101	FV	461,700	0	14,949.	437,700	899,400	899,400	Year End Roll	1/3/2017
2016	101	FV	461,700	0	14,949.	375,200	836,900	836,900	Year End	1/4/2016
2015	101	FV	451,000	0	14,949.	336,100	787,100	787,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:09:39

LAST REV

Date	Time
11/06/19	11:04:24
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 6013

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KAHVEJIAN AVAK,	70214-549		11/10/2017		1,130,000	No	No		
GERRITY MARGARE	51932-353		11/26/2008		740,000	No	No		
GERRITY RICHARD	27224-193		4/18/1997	Family	1	No	No		A

USER DEFINED

Prior Id # 1:	44954
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/15/2019	657	Redo Bat	18,200	C				
7/28/2016	1034	Manual	12,000					
10/16/2002	857	Add Bath	20,000					RENOVATE 2ND FL BA
8/23/2000	690	Wood Dec	8,500	C				12X20 WOOD DECK-NE
5/19/1998	302	Manual	2,000					REROOF
3/31/1997	134		7,000					REMODEL BATH
4/11/1995	171	Manual	3,680					REPAIR BREEZEWAY

ACTIVITY INFORMATION

Date	Result	By	Name
10/19/2018	MEAS&NOTICE	BS	Barbara S
2/12/2018	SQ Returned	EMK	Ellen K
5/27/2009	Meas/Inspect	189	PATRIOT
10/8/1999	Meas/Inspect	267	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		14949		Sq. Ft.	Site		0	70.	0.52	4			Med. Tr	-10					547,141						547,100	

Total AC/HA:	0.34318	Total SF/SM:	14949	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	547,141	Spl Credit		Total:	547,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1946	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.12989032
Const Adj.:	1.04989493
Adj $ / SQ:	154.215
Other Features:	134218
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	726599
Depreciation:	78473
Depreciated Total:	648126

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	3	HB	1

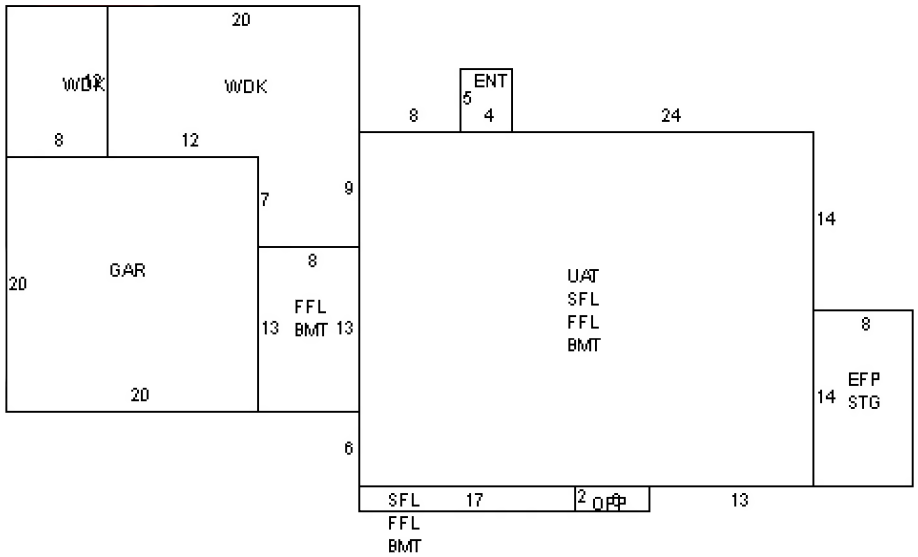
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	
Totals			
1	10	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	186.60
Special Features:	0	Val/Su Net:	139.86
Final Total:	648100	Val/Su SzAd	296.21

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,146	80.960	92,783
FFL	First Floor	1,146	154.210	176,730
SFL	Second Floor	1,042	154.210	160,692
GAR	Garage	400	22.310	8,924
WDK	Deck	392	8.980	3,519
UAT	Upper Attic	252	61.690	15,545
EFP	Enclos Porch	112	54.100	6,060
STG	Storage	112	8.170	916
	Net Sketched Area:	4,634	Total:	466,277

Size Ad	2188	Gross Area	5390	FinArea	2761

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	V	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

071.0-0001-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc